

23 Patey Road,
Ellon, AB41 9WL

Price Around
£235,000

Under offer

 4  1  1   103 m² EPC C Council Tax Band E



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Features  Garage  Garden

Description

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities. We are delighted to offer for sale, this substantial **four bed roomed detached bungalow** and single garage, situated within the ever popular Craighall development of Ellon. The property has been imaginatively altered and upgraded throughout, and provides an excellent level of family accommodation which is well presented and in ready to move into condition, with recently upgraded kitchen and bathroom, uPVC double glazing and gas central heating. A bright and spacious hallway gives access to the split level kitchen/dining room and elegant lounge with bay window frontage. Located off the inner hall are four generous sized bedrooms and the beautiful, family sized bathroom. An extensive loc-bloc driveway at the front gives access to the single garage. The well maintained garden to the rear offers an excellent spot for al fresco dining, and being fully enclosed, is ideally

suited to those with children and pets. Situated within a short walk of the local schooling and supermarket, and with the local and city buses passing regularly nearby, this is an excellent opportunity, for which viewing is highly recommended to fully appreciate.

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Entrance Hall A bright hall, entered through an opaque glazed uPVC storm door with co-ordinating inset to side. Built-in double cupboard for coats and general storage. Laminate flooring.

Lounge 20'0" x 14'4" [6.11m x 4.39m] approx. into window An attractive, elegant room with bay window to front, accessed through a glazed Georgian style door from the kitchen. Presented in neutral décor and fitted with laminate flooring, it offers ample space for furniture.

Kitchen/Dining Room 19'4" x 19'2" [5.92m x 5.86m] approx. at longest into door An attractively co-ordinated and recently refurbished room on split level open plan, allows ample space for a table and chairs and free standing furniture. The upgraded kitchen is fitted with a comprehensive range of white gloss storage cabinets at wall and base level finished with satin chrome handles, concealed under unit lights and LED kickboard lighting. The generous runs of beech wood effect worktops incorporates a 1.5 bowl stainless steel sink. Plumbed for automatic washing machine. The built-in induction hob, fan assisted oven, microwave and extractor will remain, together with the integrated dishwasher. Windows to side and rear and glazed uPVC access door to garden.

Inner Hall Carpeted and fitted with pine panelled inner doors with all rooms leading off. Access hatch to loft. Shelved airing cupboard.

Master Bedroom 12'1" x 8'8" [3.70m x 2.68m] approx. A well appointed room, overlooking the rear garden. Presented in co-ordinating emulsion décor and fitted with a beige carpet, it allows space for free standing furniture and is fitted with a built-in mirrored door wardrobe.

Double Bedroom 2 12'7" x 9'4" [3.86m x 2.85m] approx. Presented in neutral emulsion décor and fitted with laminate flooring. Window to side. Shelved storage cupboard.

Double Bedroom 3 12'5" x 9'4" [3.83m x 2.86m] approx. at widest Freshly decorated in neutral emulsion décor and fitted with laminate flooring. Window to rear.

Bedroom 4 10'0" x 8'1" [3.06m x 2.46m] approx. A bright, well presented room with window to side, fitted with laminate flooring.

Bathroom 8'6" x 8'3" [2.63m x 2.53m] approx. A spacious, beautifully upgraded room, fully tiled and fitted with a white bath with overhead shower and moulded shower screen, and a two piece suite set into white gloss vanity cabinets with co-ordinating black marble effect gloss tops and overhead vanity mirror. Ceramic tiled floor. Chrome ladder radiator. Extractor. Built-in shelved cupboard. Opaque window to side.

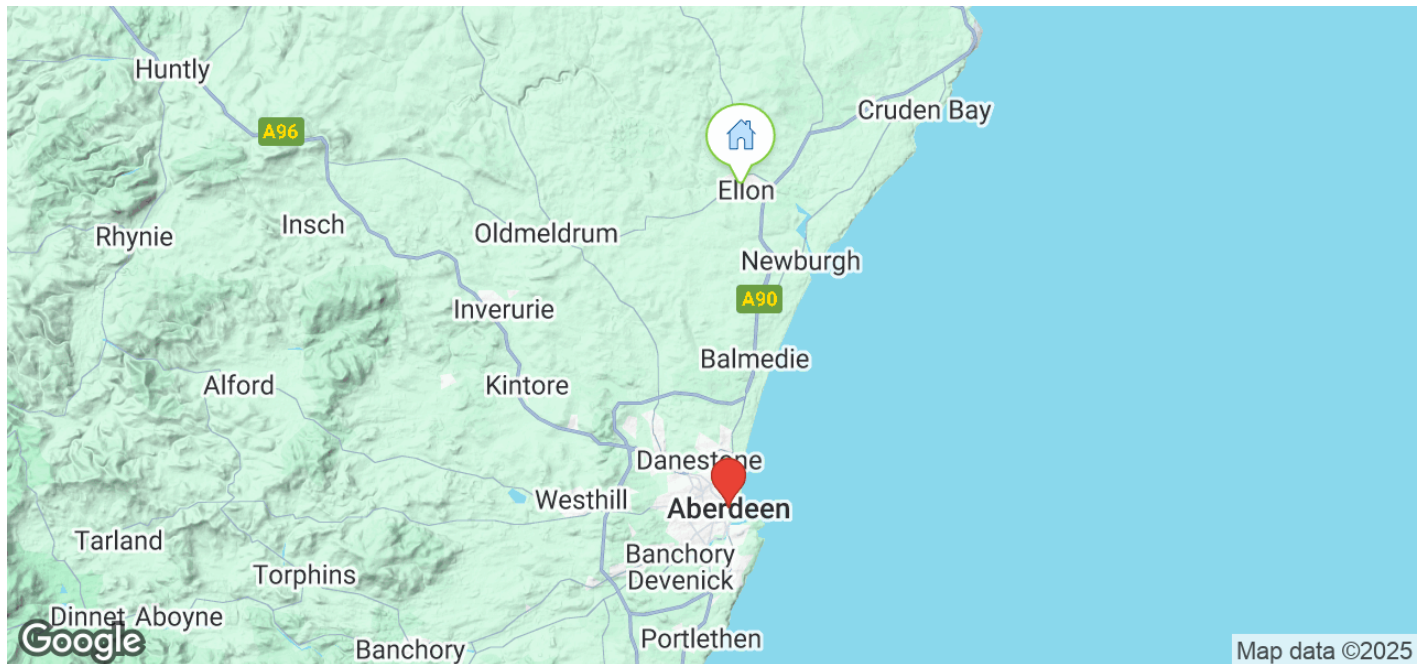
Garage 15'10" x 10'6" [3.22m x 4.87m] approx. A spacious single garage, fitted with an up and over door, power and light.

Gardens An extensive loc-bloc driveway at the front offers ample vehicular parking and gives access to the garage. Garden gates and paved pathways on either side lead to the well maintained rear garden which is fully enclosed, offering a safe play area for children. On two levels, it incorporates a loc-bloc walkway and seating area on the lower level, with an ornamental wall and steps giving access

to an established lawn on the upper level, comprising decked walled shrubberies and a further paved seating area. Wooden garden shed to remain.

Directions On entering Ellon north along the A90 Aberdeen/Ellon road, turn left at the traffic lights onto Riverside Road and then take the second road on the left onto Chapelhill Road. Turn immediate right onto Patey Road and continue until reaching the property which is on the left hand side of the road as indicated by our for sale board.

Notes Gas central heating. uPVC double glazing. EPC=C. All fitted floor coverings, blinds, light fittings and some curtains to remain.



View this property here

<https://www.aspc.co.uk/search/property/344273/23-Patey-Road/Ellon/>

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